

EADON
LOCKWOOD
& RIDDLE
ESTD 1840



30 Church Lane

Dore, Sheffield, S17 3GS

Offers In The Region Of

£150,000



30 Church Lane

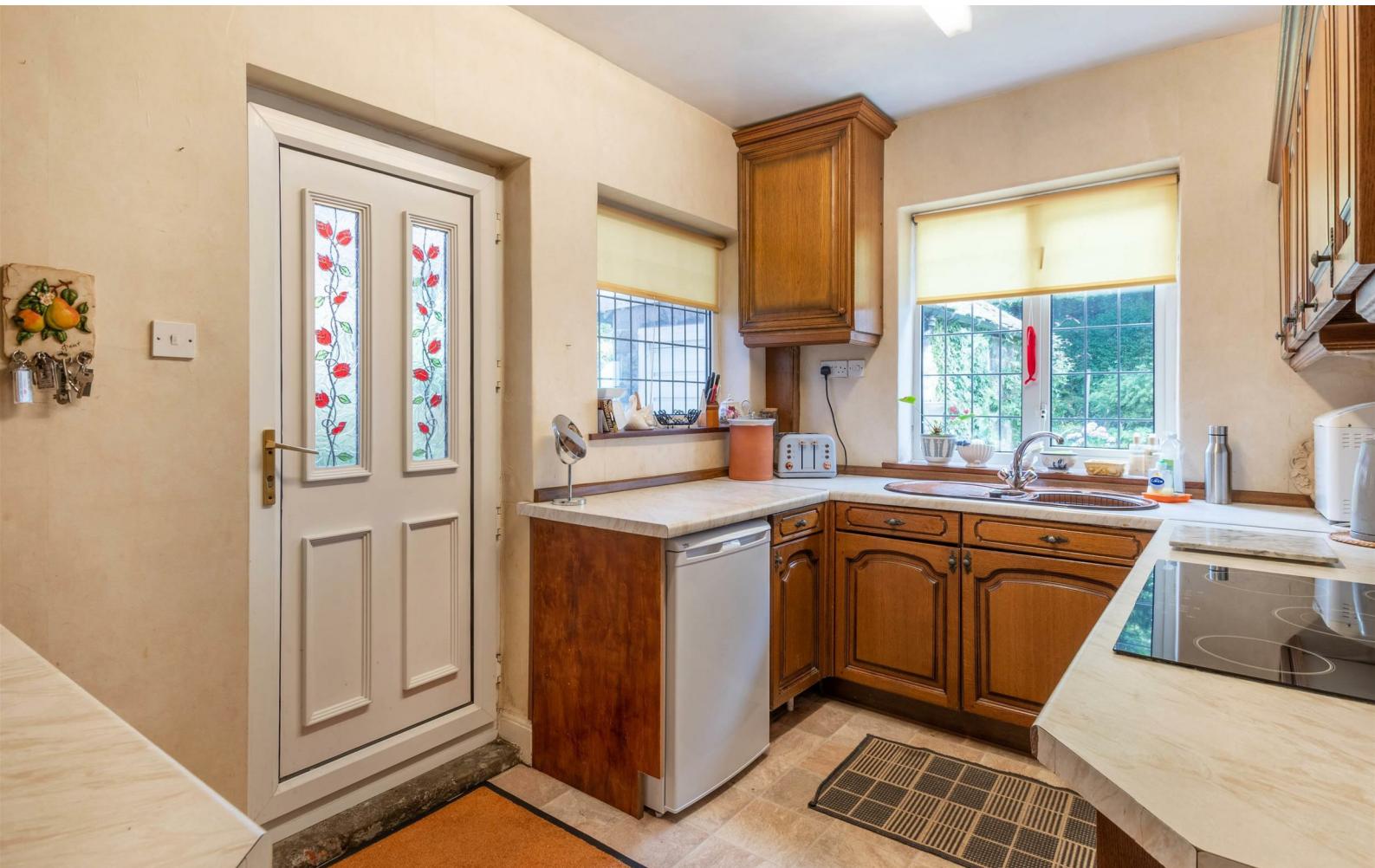


Description

A charming 1930's three bed semi situated in the very heart of Dore Village, opposite the church and within walking distance from all that Dore has to offer. The property is situated well back from the road on an angled plot that opens out to the rear providing potential for a side extension to further the accommodation if so desired (subject to regs). This run of houses between Dore Grill and the green grocers have always been popular and highly sought after and therefore rarely become available on the open market. Number 30 has been in this family since 1970 so an early viewing is very much recommended. With accommodation laid out over two floors including an open plan hallway/lounge and dining area alongside a rear conservatory and three bedrooms the property would be ideal for downsizers wanting to be close to the shops, young families who wish to be close to 1st class schooling or those looking for a project who can extend and modernise to their own exacting standards.

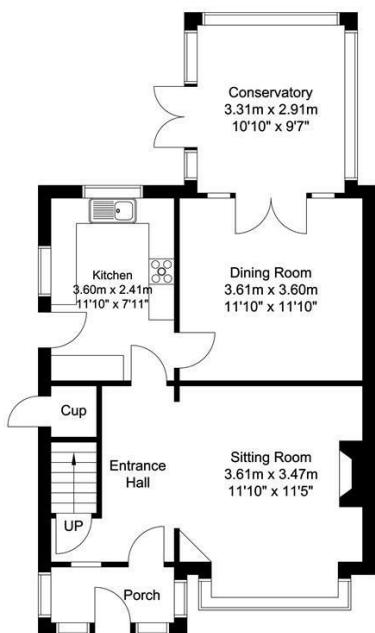
- Three bedrooms including two doubles.
- UPVC double glazed conservatory with clear roof and under floor heating.
- Bathroom and separate W.C.
- Long front garden with a lovely view of the church.
- Gas central heating and UPVC double glazing.
- Open plan hall, living and dining area with bay window and open fireplace.
- Fitted kitchen with access to the side, secure car port.
- Indian stone flagged driveway leading up to the secure carport and detached garage.
- Enclosed, private rear garden with greenhouse.
- Freehold.



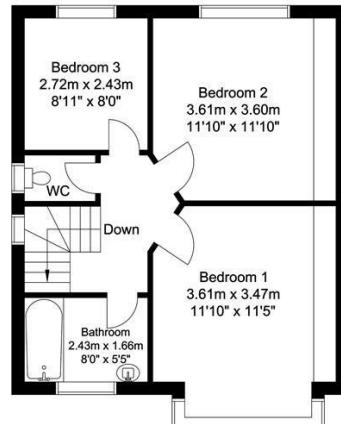


Floor Plan

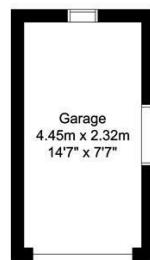
Ground Floor
59 sq m/635.07 sq ft
Approx.



First Floor
46 sq m/495.13 sq ft
Approx.



Outbuilding
10 sq m/107.63 sq ft
Approx.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used such by any prospective purchase. Specially no guarantee is given on the total square footage of the property if quoted this plan.
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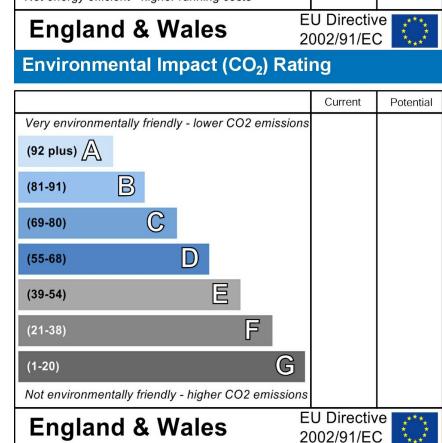
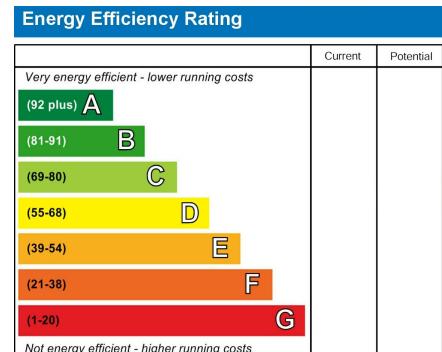
Area Map



Viewing

Please contact our ELR Banner Cross Office on 0114 268 3388 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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